169.0	0007	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,000 / 614,000
					USE VALUE:	614,000 / 614,000
					ASSESSED:	614,000 / 614,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI NAPOLI MARILYN E--ETAL
Owner 2:	DI NAPOLI MICHAEL G
Owner 3:	
Street 1:	37 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	215,000		399,000	614,000
Total Card	0.115	215,000		399,000	614,000
Total Parcel	0.115	215,000		399,000	614,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.09 | /Parcel: 354.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,000	0	5,000.	399,000	614,000	614,000	Year End Roll	12/18/2019
2019	101	FV	222,100	0	5,000.	399,000	621,100	621,100	Year End Roll	1/3/2019
2018	101	FV	222,100	0	5,000.	336,300	558,400	558,400	Year End Roll	12/20/2017
2017	101	FV	222,100	0	5,000.	307,800	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	222,100	0	5,000.	262,200	484,300	484,300	Year End	1/4/2016
2015	101	FV	183,400	0	5,000.	228,000	411,400	411,400	Year End Roll	12/11/2014
2014	101	FV	183,400	0	5,000.	210,900	394,300	394,300	Year End Roll	12/16/2013
2013	101	FV	183,400	0	5,000.	200,600	384,000	384,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13089

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9118-430		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/1996	322	Manual	2,500	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

User Acct

112185

GIS Ref

GIS Ref

Insp Date

07/24/18

!13089!

PRINT

Date	Time
12/11/20	03:05:55

LAST REV

Date	Time
08/28/18	14:51:44

apro

USER DEFINED

Prior Id # 1:	112185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311652
Depreciation:	96612
Depreciated Total:	215040

COMMENTS

1/2 BATH NOT FINISHED NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

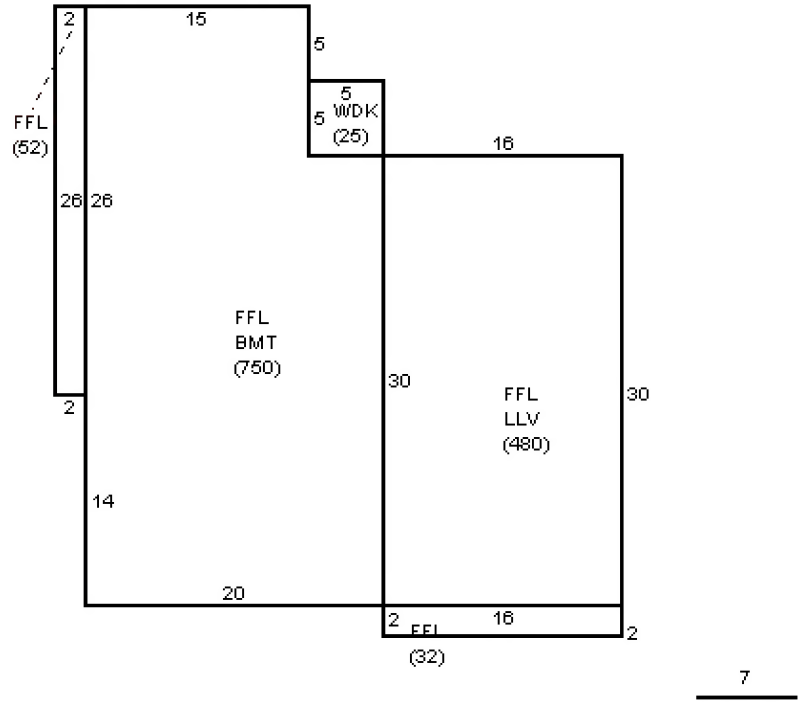
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	83.69
Final Total:	215000	Val/Su SzAd	163.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,314	128.240	168,504
BMT	Basement	750	48.470	36,355
LLV	Lower Level	480	68.530	32,893
WDK	Deck	25	16.000	400

Net Sketched Area:	2,569			Total:	238,152
Size Ad	1314	Gross Are	2569	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
LLV	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	